

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN: 331-400-002

Recorded in Official Records  
County of El Dorado  
Janelle K. Horne  
Recorder-Clerk

**2024-0002396**

01/31/2024  
03:11:14 PM  
PL  
MW

Titles: 1 Pages: 5  
Fees: \$0.00  
Taxes: \$0.00  
CA SB2 Fee: \$0.00  
Total: \$0.00



Mail Tax Statements to above.  
Exempt from Documentary Tax Transfer  
Per Revenue and Taxation Code 11922

Above section for Recorder's use

### QUITCLAIM DEED

The MARSHALL FOUNDATION FOR COMMUNITY HEALTH, a Section 501(c)(3) non-profit organization ("Foundation" or "Grantor"), does hereby remise, release, and forever quitclaim to the COUNTY OF EL DORADO, a political subdivision of the State of California ("County" or "Grantee"), any right, title, and interests it may have in that certain real property located in El Dorado County, State of California, described as follows:

**See Exhibit 'A' attached hereto and made a part hereof, which description is by this reference incorporated herein ("Property").**

This conveyance is made on the express condition that Property be used by the County for the Park Project and purposes incident thereto, as more fully described in the Dedication Agreement dated January 31, 2022, and any amendments thereto. In order to ensure that the Property is used by the County in furtherance of the Foundation's stated purpose, the Parties hereby agree that the Foundation shall have self-executing legal authority, but no legal obligation, to mandate that the County and its assigns, immediately and without precondition, convey all right, title, and interest in the Property to the Foundation's designee, the Boys & Girls Club of El Dorado County Western Slope, should the County (a) fail to commence construction of the Park Project or any part thereof within five (5) years of the date of acceptance of the Property or (b) thereafter cease using the Property for the Park Project or for purposes incident thereto. Commencement of construction shall be defined to mean making physical alterations to the Property for the purpose of constructing the Park Project or any part thereof.

Executed on this 8 day of May, 2023

**MARSHALL FOUNDATION FOR COMMUNITY HEALTH (GRANTOR)**

By: Debra J. Harlow

Debra J. Harlow

[SIGNATURE MUST BE NOTARIZED]

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of El Dorado

On 8<sup>th</sup> May, 2023 before me, Kathryn Martin, Notary Public  
(Here insert name and title of the officer)

personally appeared Debra S. Harlow

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kathryn Martin  
 Signature of Notary Public

(Notary Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

QC Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 1 Document Date 5/8/23

(Additional information)

### CAPACITY CLAIMED BY THE SIGNER

- Individual (~~s~~)
- Corporate Officer
- (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other

### INSTRUCTIONS FOR COMPLETING THIS FORM

*Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 331-400-002-000**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF EL DORADO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M

EXCEPTING THEREFROM FROM PARCEL ONE: THAT PORTION THEREOF WHICH LIES NORTH, WEST, NORTHWEST AND NORTHEAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF SAID SECTION 36 FROM WHICH A LIMESTONE MONUMENT AT THE WEST QUARTER OF SAID SECTION 36 BEARS SOUTH 2°30' WEST 420 FEET, SAID POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE 3 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO MOTHER LODE UNION HIGH SCHOOL DISTRICT, RECORDED APRIL 13, 1962 IN BOOK 587, PAGE 649 OFFICIAL RECORDS OF EL DORADO COUNTY; THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTH AND EAST LINE OF SAID 3 ACRE PARCEL OF LAND, SOUTH 87°30' EAST 660 FEET AND NORTH 2°30' EAST 198 FEET TO THE SOUTHEAST CORNER OF THE 7 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO MOTHER LODE UNION ELEMENTARY SCHOOL DISTRICT, RECORDED APRIL 27, 1961 IN BOOK 547, PAGE 647, OFFICIAL RECORDS OF EL DORADO COUNTY; THENCE ALONG THE EAST AND NORTHEAST LINE OF SAID 7 ACRE PARCEL OF LAND; NORTH 2°30' EAST 305.47 FEET AND NORTH 54°52'30" WEST 62.26 FEET TO THE MOST SOUTHERLY CORNER OF THE 10 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO HARRY D. BODLAK, RECORDED FEBRUARY 26, 1960 IN BOOK 499 PAGE 252 OFFICIAL RECORDS OF EL DORADO COUNTY; THENCE NORTH 45°12'30" EAST ALONG THE SOUTHEAST LINE OF SAID 10 ACRE PARCEL OF LAND, 806.52 FEET TO THE MOST EASTERLY CORNER OF SAID 10 ACRE PARCEL OF LAND BEING A POINT IN AN EXISTING FENCE LINE AS REFERRED TO IN THE BOUNDARY LINE AGREEMENT BETWEEN HARRY D. BODLAK, ET AL., RECORDED MAY 29, 1962 IN BOOK 593, PAGE 443; THENCE ALONG SAID EXISTING FENCE LINE AS REFERRED TO IN SAID AGREEMENT SOUTH 43° EAST 53.18 FEET; SOUTH 45°42' EAST 130.45 FEET AND SOUTH 45°54' EAST 109.26 FEET; THENCE SOUTH 45°54' EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 36 AND THE TERMINUS OF SAID LAND.

ALSO EXCEPTING THEREFROM PARCEL ONE: ANY PORTION THEREOF WHICH MAY LIE EASTERLY OF A LINE DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY TERMINUS OF SAID LINE, MARKED BY A 1/2 INCH IRON PIPE SET IN FENCE LINE FROM WHICH POINT THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., BEARS SOUTH 25°38' WEST 404.60 FEET AND SOUTH 33°37' WEST 598.88 FEET AND SOUTH 14°17'30" WEST 1142.72 FEET; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG AN EXISTING FENCE LINE, SOUTH 43°08' EAST 432.36 FEET; THENCE SOUTH 43°42' EAST 130.45 FEET; THENCE SOUTH 45°54' EAST 109.26 FEET; 258.81 FEET; THENCE SOUTH 0°22' WEST 313.52 FEET; THENCE SOUTH 0°10' EAST 230.17 FEET; THENCE SOUTH 0°15' WEST 160.72 FEET; THENCE SOUTH 0°33' WEST 460.55 FEET; THENCE SOUTH 0°19' WEST 562.44 FEET; THENCE SOUTH 0°20' WEST 451.78 FEET; THENCE SOUTH 0°36' EAST 416.71 FEET TO A CORNER FENCE POST MARKING THE SOUTHERLY TERMINUS OF SAID LINE.

PARCEL NO. 2:

ANY PORTION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B.&M., WHICH MAY LIE SOUTHWEST AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:

Grant Deed  
SCA0090129.doc / Updated: 11.20.17

Printed 09/30/19 @ 04:21 PM  
CA-FY-FSSE-01510.060907-FSSE-6871802130

**EXHIBIT "A"**  
Legal Description  
(continued)

COMMENCING AT THE NORTHERLY TERMINUS OF SAID LINE MARKED BY A 1/2 INCH IRON PIPE SET IN FENCE LINE FROM WHICH POINT THE WEST QUARTER CORNER OF SECTION 36, TOWNSHIP 10 NORTH, RANGE 10 EAST, M.D.B & M., BEARS SOUTH 25°38' WEST 404.80 FEET AND SOUTH 33°37' WEST 589.88 FEET AND SOUTH 14°17'30" WEST 1142.72 FEET; THENCE LEAVING SAID POINT OF BEGINNING AND ALONG AN EXISTING FENCE LINE, SOUTH 43°08' EAST 432.36 FEET; THENCE SOUTH 43°00' EAST 258.81 FEET; THENCE SOUTH 45°42' EAST 130.45 FEET; THENCE SOUTH 45°54' EAST 109.26 FEET; THENCE SOUTH 0°22' WEST 319.62 FEET; THENCE SOUTH 0°10' EAST 230.71 FEET; THENCE SOUTH 0°15' WEST 160.72 FEET; THENCE SOUTH 0°33' WEST 460.55 FEET; THENCE SOUTH 0°19' WEST 562.44 FEET; THENCE SOUTH 0°20' WEST 451.78 FEET; THENCE SOUTH 0°36' EAST 416.71 FEET TO A CORNER OF FENCE POST MARKING THE SOUTHERLY TERMINUS OF SAID LINES.

RECORDING REQUESTED BY AND  
WHEN RECORDED RETURN TO:

County of El Dorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

APN: 331-400-002

Above section for Recorder's use

### CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated January 30, 2024 ~~2023~~ from the MARSHALL FOUNDATION FOR COMMUNITY HEALTH, a Section 501(c)(3) non-profit organization ("Foundation") to the COUNTY OF EL DORADO, a political subdivision of the State of California ("County"), is hereby accepted by order of the County of El Dorado Board of Supervisors and the County consents to the recordation thereof by its duly authorized officer.

Dated this 30<sup>th</sup> day of January, ~~2023~~ 2024

#### COUNTY OF EL DORADO

Date: 1/30/24

By: Wendy Thomas  
Chairman  
Board of Supervisors

ATTEST:

KIM DAWSON  
Clerk of the Board of Supervisors

By: Kyra Scharffenberg  
Deputy Clerk